

Florence Township Council Regular Session 6/13/18

Florence, New Jersey
June 13, 2018

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Ostrander at 8:00 PM. Council President Ostrander led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 4, 2018. Notice was advertised in the Burlington Co. Times on January 10, 2018.

Present: Frank Baldorossi, Ted Lovenduski, Jerry Sandusky, Paul Ostrander

Absent: Dave Woolston

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, James Biegen, Township Engineer; Kelly Grant, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk

MINUTES

Sandusky made a MOTION; seconded by Lovenduski to approve the following minutes. Voice vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – May 2, 2018; May 16, 2018
- Township Council Regular Session – May 16, 2018

FINANCIAL CORRESPONDENCE

It was the MOTION of Sandusky; seconded by Lovenduski to receive and file the Police Chief's Monthly Report for April 2018; Township Clerk's Monthly Report for May 2018; Court Administrator's Report for May 2018.

Voice vote - all ayes. Unanimous approval.

It was on the MOTION of Lovenduski; seconded by Baldorossi to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Ostrander

NOES: None

ABSENT: Woolston

Motion carried. Unanimous approval.

Florence Township Council Regular Session 6/13/18

REGULAR CORRESPONDENCE

A. Social Affair Permit, Francis W. Robbins Post 194 American Legion, American Legion Annual Pig Roast/Music Fest, June 23, 2018 from 12:00pm to 10:00pm.

It was the Motion of Sandusky, seconded by Baldorossi to receive and file Correspondence A. All ayes.

APPLICATIONS

None at this time.

PUBLIC COMMENTS

Council President Ostrander opened the meeting to the public at this time.

Engineer Biegen provided an overview of the work that is being done on Wallace Avenue because there were many residents from that area in attendance. He said he went to Wallace Avenue and staked out where the curb line will go, along with the sidewalk. There were two different colored ribbons on different stakes. The proposed curb line is approximately where the existing edge of the pavement is. The sidewalk would be four feet from that face of curb. This includes six inches of curb and three and a half feet of sidewalk. Those were indicated out in the field to help residents get a chance to see what it would look like in terms of the improvements. There are certain state standards that need to be met. There needs to be a thirty-six foot-wide cart way. That is what is there right now. That enables a twenty-two foot-wide travel way, eleven feet in each direction along with parking on both sides of the road. There is seven feet on each side for parking. Right now, the township is addressing handicapped accessible curb returns, as required by the state, and extending and fixing sidewalks wherever possible. The sidewalks are proposed on the certain side so it can continue the loop around the block that is already there. These are the current plans that have been bid. Work for the Road Program has begun in other areas of the township. The contractors have been performing concrete work in various areas. Wallace Avenue is being held to a later date.

Albert A. Jacoby, 911 Wallace Avenue, asked why Wallace Avenue was part of the Road Program. He wanted to know if there was a problem with the street. He received a letter that there was a plan to do work on sidewalks and curbs. He spoke to Assistant Administrator Sahol about this briefly. He removed some shrubbery and trees that would be in the way of the work. One tree transplanted successfully but another one that was one of his favorite specimens did not survive. He also marked his sprinkler system and he will be moving that also. He is doing it for the children to make sure they don't have to walk in the street. There is a lot of traffic that goes to the bank and the other businesses in that vicinity. He said he then heard the street was going to be moved. He wondered who would incur that cost and if it was proposed because someone complained.

Mayor Wilkie explained there was a resident who objected to the way the work was designed. The township has been trying to work with the resident on alternatives. The township marked the area so everyone could see clearly what was planned. If the decision is made to not put sidewalk where

Florence Township Council Regular Session 6/13/18

the resident does not want it, the township needs to make sure that the other residents also have an opportunity to express any concerns.

Mr. Jacoby said he understood that but asked when majority would rule. Mayor Wilkie said it is not so much majority and minority. His understanding has always been that curbing is installed to protect the road and help with drainage and those types of issues. Sidewalk is usually installed for the benefit of the residents. He has always tried to push for sidewalks, but if a resident is objecting for a legitimate reason he would like for Council to make a determination. There was an ordinance passed in the nineties that required every home to install sidewalks. Not too long after that the state released guidelines that went differently than the ordinance. The decision will be made tonight.

Mr. Jacoby said he thought it would be sidewalk for the entire street, not with breaks in front of one or two homes. Mayor Wilkie said he believed it would not have to be. Early on the township realized some residents had shallow front yards. The township considered putting the curb and sidewalk right next to each other. Typically, sidewalk is not put right next to the curb, but knowing there is a narrow area, sometimes it is done. He gave examples of other areas where this was done. He does not see it as an all or nothing situation.

Jack Jobes, 951 Wallace Avenue, said he has waited for forty-nine years to get sidewalk and curbing, and now the whole street is going to be messed up. Mayor Wilkie said he didn't think it would mess up the whole street. Mr. Jobes disagreed. He asked about a car that sits in the right-of-way and if it should be moved up. It is sitting where the sidewalk would be. Mayor Wilkie said the vehicle would be in violation. Mr. Jobes said it does not make sense to have a break in the sidewalk. Mayor Wilkie said there was no decision yet. There was discussion about work that was done on the street in the late nineties. There were financial issues at that time and a full repaving could not be done. Now the gas line has been replaced and it was decided the road would be part of the Road Program. The contract has been awarded.

Mr. Jacoby asked if it was possible that there would be curb and no sidewalk. Mayor Wilkie said that is the current conversation. He believes the recommendation is that the curb needs to be done, but the sidewalk is to be decided.

Councilman Sandusky asked Mr. Jacoby if he wanted the sidewalk. Mr. Jacoby said he could go either way. He said the only negative of the sidewalk is that when it snows the plows go through and push the snow onto the sidewalk. He already removed his shrubs and he is happy with the way it looks.

Sharon Southard, 979 Wallace Avenue, said she has some specific issues and she asked for patience as she reviews them. Some of the issues have already been heard and others are things that she needs to point out. She noted this is her second appearance at a meeting regarding the sidewalk and curbing in her area and the impact it has on her light post, video system, pavers and drainage. She recently learned that the plan calls for a four-foot plus sidewalk in her driveway. That would eliminate access to her driveway. She said Engineer Biegen told her once the seams are lined up with the curb it will be maybe three to six inches more. This would make it another half foot. With

Florence Township Council Regular Session 6/13/18

the smaller properties that is quite a lot. She has two cars and she can't pull up four and a half feet or more because the space is too narrow. This will also cause problems with her gutter spouts and run-off. The oil delivery person will not be able to access the tank because the area is so narrow. The impacts of the driveway and the other things were never pointed out to her on the map, the driveway specifically. There were a number of different plans with different figures.

Every member of Council has come to the site, and she thanked them for that. The depressed apron would not eliminate the doors hitting on both sides or other issues. She asked if the apron was going to interfere with her paver sidewalk. It is pitched perfectly. She fears one of her vehicles is going to be over the sidewalk. She is aware there is an ordinance regarding blocking sidewalks. She is afraid she would be fined.

In Roebling there are many driveways that have cars blocking sidewalks. She does not believe it is intentional. It is because the town is old and there isn't much space. She said someone asked her if she used her car often. She thought that was an inference for her to get rid of her car. She was also asked if she used the passenger side often. She thought these questions were too personal. She said she does use both vehicles. Her driveway has been in existence for eighty-six years and she has been using it for forty-seven years. She feels the project should not be negatively impacting her frontage, driveway or video light post. All of these will need to be moved back four and a half feet. She and her neighbor should be grandfathered in.

The project is going to force her to park her car in the street with no lighting. This would cause several security issues for her. There is no light from Tilton Lane to the corner of Wallace and Delaware Avenues. Her video light went out the other night. She has a porch light and flood lights and there was still no light on the street. This concerned her.

She stated at the January meeting that a tow truck almost took her car from the street. If it wasn't for her video system her car would have been towed. She is fearful about parking her classic car on the street with no lighting. She was told there would be no work arounds near her video light post. This means she would need to move her driveway up five feet and she does not have the room to do that.

It was her understanding that when she inquired about the project and voiced her concerns, a solution was going to be found to make everyone happy. It was also stated at a previous Council meeting that the township was not going to set back her frontage by fifty-one percent. That is what is going to happen and more because of the different variations of the plan. She feels that everyone, including herself, has been working in good faith the last several months concerning several options. They have been rejected for various reasons. She feels there are still some viable solutions.

One solution would be to install the sidewalk and curbing on the opposite side of the street. That would make everyone happy. There is more frontage and less houses affected. It makes sense to her since it would provide a direct pathway for people to cross over to Rite Aid. She doesn't see many people walking down her street.

Florence Township Council Regular Session 6/13/18

Ms. Southard stated that initially Administrator Brook and Engineer Biegen were agreeable but Assistant Administrator Sahol said the other side of the street is being reserved for future developers with the intent that the developer could pay for the sidewalk there. She said no viable developer has applied or been approved for the last eight years. Recent proposals fell through. The challenge has been access onto the back road of Wallace Avenue and the residents are appreciative to the township for taking that into consideration over the years. When she inquired about potential commercial development Assistant Administrator Sahol told her that no one is interested in the Wallace Avenue area. She believes the sidewalk should be built on the other side of the street because there is no chance a developer will be coming in to build there and pay for the sidewalk.

She said Engineer Biegen told her he was concerned that a developer would break the asphalt and sidewalk. There is no current development and none pending. If a developer did build this could be included as part of the negotiations. They would be required to pay for the damage.

Another solution would be to end the sidewalk at Mrs. Hamilton's driveway and pick it back up on the other side of her driveway. It would be ninety-eight percent. A month ago this was done on Cedar Lane before the high school. There are enough issues that she and her neighbor should be granted an exemption.

Ms. Southard said she would like to discuss the open areas of sidewalk such as the one Cedar Lane. Mayor Wilkie asked where there was a space in that sidewalk. He explained to Ms. Southard there was always sidewalk along the Tall Timber development, and recently it was connected and goes all the way to the high school and ties into the walking path in that area. Ms. Southard said she saw some gaps. Mayor Wilkie said that was the reason the work was done, to fill in the gap.

Ms. Southard said there was concern at a meeting about the other places where there are gaps. She asked if the township was going to be filling in these gaps and why were they not filled in. Mayor Wilkie said since he became Mayor he has become intimately more involved with the sidewalks to be sure they are installed. Before the projects go to bid he reviews every page. He makes sure the curbs are included and if they aren't he questions why. Ms. Southard asked if the township was planning to go back and fill in the gap areas. Mayor Wilkie said the township does these repairs when it is working in a certain area. One area that will not be done is the two-hundred block of West Fifth Street. It is being paved right now. When the township looked at the number of trees that would need to be removed it decided against. This was because the township knows that when the railroad tracks that run down Fifth Street are removed there will be a walking path installed. His recommendation at this time was not to put a sidewalk in because there will be a walkway at some point. He didn't think it was a good idea to remove the trees. There was a reason there was no sidewalk there. He shared other areas where gaps have been filled in and the township will continue to fill in these gaps to make walking more accessible for the residents.

Ms. Southard said there have been a lot of options that were discussed. She still believes there could be other options such as what was done on Hamilton Avenue. Mayor Wilkie asked what she was referring to. She said there a lot of nice walls and work arounds. Mayor Wilkie said because

Florence Township Council Regular Session 6/13/18

of that there is continuous sidewalk from Delaware Avenue to Seventh Street. Ms. Southard said this project will take a lot of frontage from smaller properties.

She said there are some other issues that she would like to discuss. She is not happy with the elimination of her driveway access. Also, by moving her lamp post and video system by four and a half feet it will eliminate her coverage to the left of her area. This was a major issue in the past. She had to take some residents to court and they were charged. Her video system tapes prove as valuable evidence. It is also important for coverage of her vehicles both in the driveway and on the street. It is very dark on the street and she won't have the videos to continue to monitor. She needs lighting to the left to secure her frontage and to the right to illuminate her second car and for walking.

The lack of lighting makes her nervous. She just learned recently that the Sullivan house was broken into. The whole door was knocked down. There were also some other incidents in Florence. She has heard about several burglaries in her area. She explained to Council that she has tried to do different lighting at different angles and none worked. If the video system is moved back it affects the view. The system was customized for her needs and moving it would be a big deal for her.

There was an issue she would like to put to rest. There were assumptions that she had personally done something illegal. Seven years ago when she installed the light and video system she called the township and was issued two permits. When the project was completed she asked for the inspector to come out and check the electricity and angle the video system. She was emphatic about that. She didn't want to offend anyone or be accused of looking into someone's window. There have been rumors that what she did was illegal. She did what was right seven years ago. Many communities have these video systems close to the road for lighting and to secure areas.

Another issue she spoke to Engineer Biegen about recently was the front of her property. She indicated on a photo the placement of her driveway. The photo demonstrates that there is very little room for her car to be parked. She indicated where her pavers were located and noted again that they were pitched perfectly. When she spoke to Engineer Biegen last week she asked him what was going to be done about the drainage. She experienced flooding in the past in that area. When the pavers were installed they were pitched perfect and the drainage issue was fixed. Engineer Biegen told her there is only two percent he is able to play with. She assumes this is referring to some regulation for curbing. She is nervous because her pavers are going to be removed and she doesn't know what will be done about her drainage. She has invested a lot of money around her property and in her basement because she had major water issues in the basement. She said the handicapped aprons at the end of the street are a perfect example. There is a high water table and when there is an apron pitch it is hard to get it right. The handicapped people can't get through.

She was also concerned about her sump pump pipe being sliced in half and possibly creating problems. She is concerned about the impervious coverage blocking water to her Blue Spruce tree. She is also concerned about liability. She knows Administrator Brook disagrees with her but she has spoken to several people about this. Residents cannot post things like No Skateboarding or

Florence Township Council Regular Session 6/13/18

things like that to avoid liability if someone falls. She is also concerned if someone falls in general. It is her understanding that if there is a lawsuit the individual sues the homeowner and the municipality. Usually they go after the homeowner because it is easier to go through the homeowner's policy. She has spoken to several people this has happened to and it is usually written off on the homeowner's insurance. That is a financial liability that concerns her.

Ms. Southard said it is not that she is against these projects, it is just that it will have a great impact on her area and she will lose access to her driveway. Four and a half feet has implications for many different things – drainage, her video system and reaching her security system. She will not be able to monitor certain areas. It has come in handy with the bank robberies that happened over the last four years and other things that have happened on her street. She said these were the options she came up with and she thanked everyone for their time and listening to her concerns.

Councilman Baldorossi referred to the photo that was provided. He asked where the sidewalk would end and pick up again. Ms. Southard said the sidewalk would stop before Mrs. Hamilton's property and begin again after her property. Mr. Baldorossi said a child on a bike coming down the sidewalk would be forced into the road. Ms. Southard said people are going to be in the road anyhow. She sees people walking next to sidewalks in the road.

Councilman Lovenduski said when his kids were younger and he was with them pushing in a stroller or with them on their bikes he used the sidewalk. It was safer. There are a lot of grandparents and young families on her street. They use the sidewalks. He also asked what would happen if a child ran a bike into the side of her car because the sidewalk stops. Ms. Southard said right now there are no kids on the street. She discussed the other options she had presented. She also suggested just installing curbing and no sidewalk. She doesn't feel it is fair that she has been a lifelong resident and all this work is going to be done to the area and she is losing her access rights to her driveway. She is retired and this is going to be her retirement home.

Susan Hamilton, 977 Wallace Avenue, said she lives next to Ms. Southard. She wanted to say she agrees with what Ms. Southard said. She sees the kids in the street not using the sidewalks on other roads. She also thinks the sidewalk should be on the other side of the street. She didn't know if Council was aware, but Tilton Lane that runs between her and Mr. Puccio's property is supposed to be maintained open because of the Water & Sewer lines that run there. She is questioning the idea of putting concrete in that area. She was told she was not allowed to put any permanent structure in that alley way.

Councilman Lovenduski said a permanent structure there would refer to something like building a house. A shed or fence could be placed there as long as it could be moved. Ms. Hamilton said the township told her she could not install a fence there because it would be considered a permanent structure. Assistant Administrator Sahol said the issue was that they didn't own the area and could not improve an area they didn't own.

Ms. Hamilton asked Engineer Biegen if he was there the day the site was staked out. He said he was there. Ms. Hamilton asked why there were none on her property. Engineer Biegen said the

Florence Township Council Regular Session 6/13/18

stakes were placed every fifty feet. She asked why there were none in front of her property. Engineer Biegen said the stakes were to give a general idea of where the sidewalks and curbs would be and it was clear by looking at the stakes because they were evenly spaced. Engineer Biegen said there was no reason that anyone avoided putting stakes on her property.

Ms. Hamilton asked if the sidewalks were going to be solid or open over the driveways. Council told her it will be continuous. Ms. Southard said the cars will have to be moved by four and a half feet. If you park on the sidewalk the car will hang over and you can be ticketed. The ladies asked if this was indeed the case. They were told they would probably be issued a warning the first time.

Ms. Hamilton said she is going to lose a large part of her frontage. She asked if the property values would diminish because of the sidewalks and would the taxes go up. She was told the property value would not diminish and the taxes would not increase.

Councilman Baldorossi said this sidewalk will provide a safe straight run for children on their bikes from Delaware Avenue to Eighth Street. Ms. Hamilton said when she was young the kids rode their bikes in the street. Council members explained that this was providing the opportunity for a safe route. Ms. Hamilton said she would prefer just curbing.

Mr. Jobs asked if anyone had ever complained about getting free sidewalk and curbing. Mayor Wilkie said there have been other people who have objected to certain things and the township would try to accommodate them but there were choices that had to be made.

Dennis Puccio, 969 Wallace Avenue, said he will also lose four and a half feet but the way it is marked out currently he has no objections.

Don Kamienski, 10 McCay Drive, said he had a question for Engineer Biegen. McCay Drive is one of the streets that is part of the 2018 Road Program. On the sidewalk there are painted orange dots periodically. He asked what they were. Engineer Biegen said off hand he couldn't say but he would look. It could be the gas line stake out.

It was the Motion of Sandusky, seconded by Lovenduski to close the public portion of the meeting. All ayes.

RESOLUTIONS

RESOLUTION NO. 2018-139

**A Resolution of the Governing Body of the Township of Florence
Adopting the Form of the New Jersey Tort Claims Act Questionnaire
Required to be Utilized by Claimants for the Filing of Notices of
Tort Claim Against the Township of Florence in Accordance with the
Provisions of the New Jersey Tort Claims Act, N.J.S.A. 59:8-6 and
Designating Qual-Lynx as the Agent for the Township of Florence
to Provide the Questionnaire to all of the Claimants and to**

Receive the Completed Questionnaire from the Claimants

RESOLUTION NO. 2018-140

**Approve Current Estimate No. 1 for Contract for
Well No. 6 Redevelopment and Pump Repair**

**To: A.C. Schultes, Inc.
664 South Evergreen Avenue
Woodbury Heights, NJ 08097**

RESOLUTION NO. 2018-141

**Approve Current Estimate No. 8 for Contract for
Water Treatment Plant Upgrades**

**To: MBE Mark III Electric, Inc.
213 Main Street
Madison, NJ 07940**

RESOLUTION NO. 2018-142

**Authorizing Approval of 2018-2019 Renewal of
Plenary Retail Distribution Licenses**

RESOLUTION NO. 2018-143

**Authorizing Approval of 2018-2019 Renewal of
Plenary Retail Consumption Licenses**

RESOLUTION NO. 2018-144

**Authorizing Approval of 2018-2019 Renewal of
Club Licenses**

RESOLUTION NO. 2018-145

**Approve Partial Payment No.1 for Contract for
1042 Potts Mill Road Community Support Building Improvements**

**To: Levy Construction Company, Inc.
134 Cuthbert Blvd.
Audubon, NJ 08106**

RESOLUTION NO. 2018-146

**Resolution Providing for the Insertion of a Special Item of
Revenue in the Budget of the Township of Florence,
County of Burlington, Pursuant to N.J.S. 40A:4-87
Chapter 159, P.L. 1948**

RESOLUTION NO. 2018-147

Resolution Providing for the Insertion of a Special Item of

Florence Township Council Regular Session 6/13/18

**Revenue in the Budget of the Township of Florence,
County of Burlington, Pursuant to N.J.S. 40A:4-87
Chapter 159, P.L. 1948**

**RESOLUTION NO. 2018-148
Approve Partial Payment No. 1 for
111 Norman Avenue
To: Two Brothers Contracting, Inc.
11 Vreeland Avenue
Totowa, NJ 07512**

**RESOLUTION NO. 2018-149
Water/Sewer Payment Plan for Block 167.13, Lot 3
97 Ridgway Drive**

**RESOLUTION NO. 2018-150
Water/Sewer Payment Plan for Block 156.08, Lot 5
323 Pigott Drive**

**RESOLUTION NO. 2018-151
Resolution Authorizing the Issuance of Not to Exceed
\$2,500,000 Tax Anticipation Notes of 2018 of the Township of
Florence, in the County of Burlington, State of New Jersey**

**RESOLUTION NO. 2018-152
Resolution Providing for the Insertion of a Special Item of
Revenue in the Budget of the Township of Florence,
County of Burlington, Pursuant to N.J.S. 40A:4-87
Chapter 159, P.L. 1948**

**RESOLUTION NO. 2018-153
Approving Professional Services Agreement Between Florence
Township and Community Grants, Planning & Housing (CGP&H) for
The COAH Rental Housing Rehabilitation Program**

**RESOLUTION NO. 2018-154
Award Front Street Water Main Replacement
To: The Earle Companies
P.O. Box 556
Farmington, NJ 07727**

**RESOLUTION NO. 2018-155
Authorizing Contract for a Financial Advisor
Phoenix Advisors, LLC**

Florence Township Council Regular Session 6/13/18

**4 West Park Street
Bordentown, NJ 08505**

RESOLUTION NO. 2018-156

**Resolution of the Township Council of the Township of Florence
Referring a Proposed Amendment to Weiss Properties
Redevelopment Plan for Parcels Within the
Route 130 Redevelopment Area to the Township of Florence
Planning Board, and Directing the Planning Board to
Take Certain Actions Pursuant to N.J.S.A. 40:A:12A-7(e)**

RESOLUTION NO. 2018-157

Authorizing Refunds of Certain Tax Overpayments

It was the Motion of Lovenduski and seconded by Sandusky to approve Resolution Nos. 2018-139 through 2018-157.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Ostrander

NOES: None

ABSENT: Woolston

Motion carried. Unanimous approval.

ORDINANCES

ORDINANCE NO. 2018-15

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN THE
COUNTY OF BURLINGTON, NEW JERSEY,
PROVIDING FOR IMPROVEMENTS TO THE TOWNSHIP'S
STREETS AND ROADS AND RELATED EXPENSES IN AND FOR
THE TOWNSHIP AND APPROPRIATING \$100,000 TO FUND THE SAME
(1st Reading) (Public Hearing & Adoption 7/11/18)**

It was the Motion of Baldorossi, seconded by Sandusky to approve Ordinance No. 2018-15 and set the public hearing and adoption for July 11, 2018.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Ostrander

NOES: None

ABSENT: Woolston

Motion carried.

ORDINANCE NO. 2018-16

**ORDINANCE OF THE TOWNSHIP OF FLORENCE ADOPTING
A REDEVELOPMENT PLAN FOR PARCELS WITHIN**

**THE ROEBLING STEEL PLANT REDEVELOPMENT AREA
(1st Reading) (Public Hearing & Adoption 7/11/18)**

It was the Motion of Sandusky, seconded by Baldorossi to approve Ordinance No. 2018-16 and set the public hearing and adoption for July 11, 2018.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Ostrander

NOES: None

ABSENT: Woolston

Motion carried.

**ORDINANCE NO. 2018-17
AN ORDINANCE AUTHORIZING AN AGREEMENT FOR
TAX EXEMPTION WITH PRIMESTONE PROPERTIES, L.L.C. FOR
PROPERTY LOCATED AT 2066 ROUTE 130,
BLOCK 163.02, LOT 13.02
(1st Reading) (Public Hearing & Adoption 7/11/18)**

It was the Motion of Sandusky, seconded by Lovenduski to approve Ordinance No. 2018-17 and set the public hearing and adoption for July 11, 2018.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Ostrander

NOES: None

ABSENT: Woolston

Motion carried.

REPORTS

Committees, Boards and Officers:

Councilman Lovenduski said he and Assistant Administrator Sahol had an opportunity to visit Kampack in Georgia and tour the plant and see the facility. They were able to go to the site unannounced the day before the scheduled tour to see how the plant really operated. There were very few trucks going in and out and they all seemed to be a common carrier so that would mean that the drivers were familiar with the site and how to get there. The Kampack representatives said they do employ some drivers. It was a good trip and was very informative. The building was zero emissions. It was heavily praised by the county economic development group in Georgia as a zero emissions building. They don't use glue; cornstarch, borax and water is what holds the cardboard together. The plant was self-contained and there was not a lot of noise. There wasn't a lot of pollution and the dust collection took place inside. Bailers took the cardboard out from inside the building. It was clean and efficient. There were moving floors to move paper around to different areas of the plant. It was also very safe. It was a very interesting trip and it was good for the township to send representatives to see what it was actually like. There was information about the trip already provided to Council but he just wanted the public to be informed. He believes it is going to be a good fit for the Roebling Steel Mill site. It will be less intrusive than what was there

Florence Township Council Regular Session 6/13/18

forty years ago. Kampack wants to use thirty-six acres, so a majority of the site will still be open. The material would come in off a rail spur and it will actually go inside the building before it is unloaded.

Administration

Mayor

Mayor Wilkie said he was requesting Council's approval for Tom Boracci to fill the unexpired term on the Recreation Committee that expires December 31, 2019. Tim Lutz has tendered his resignation due to personal reasons. Mr. Boracci has been involved with the scouts, baseball, soccer and more. If his kids were involved in a program he helped out. He seems to be a very level-headed individual.

It was the Motion of Lovenduski, seconded Sandusky to approve the appointment.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Lovenduski, Sandusky, Ostrander

NOES: None

ABSENT: Woolston

Mayor Wilkie said the carnival has arrived and it has been set up. It will kick off tomorrow night. It looks like the weather should be good. Batman will be meeting and greeting people on opening night and there will be concerts on Friday and Saturday night. He hopes there will be a good crowd and that everyone has an enjoyable time.

The planning of the Patriotic Celebration is well under way. He announced yesterday at the Seniors meeting that Dick and Jerrie Glass will be the Grand Marshals this year. Both have been long time residents and have been very active in the community and he would like to pay tribute to them by having them lead the parade.

In the packet was an update on Water & Sewer rates. Often times he has heard that by comparison Florence Township is more expensive than neighboring communities. The Water & Sewer collections department did a review and Florence Township is the lowest in the area. He listed the communities that were used for the comparison. For the last seven years the basic rate has remained the same. There has been an increase on the excess because the township would like to encourage people to conserve water. He requested the information be placed on the township website. All were in agreement.

There was a notice in the packet from the Department of Transportation regarding the Safe Routes to School request and the Transportation Alternatives Set Aside programs. He would appreciate any ideas or comments.

Also in the packet was a notice about the 2018 State-Funded Overlay indicating that Florence-Columbus Road is going to be overlaid. There have been workers marking it so something is happening. He hopes to hear more details in the near future.

Florence Township Council Regular Session 6/13/18

Lieutenant Albert Jacoby and Detective Christopher Powell received commendations from the United States Department of Justice. The officers caught a sex offender. It was great work on their part and it was most deserving.

Municipal Administrator

Nothing at this time.

Assistant Municipal Administrator

Assistant Administrator Sahol said there were two memos from him in the packet. The first was regarding the water main replacement on West Front Street. The water main was one-hundred plus years old. The Water & Sewer Department is working on the first phase of the project. The department is doing a very good job and are making sure everyone is switched over to the new main. As part of the project, the old steel chain link fence across the front of the park will have to be removed. Some funding has been set aside to replace it with some more modern, aesthetically pleasing fencing, like the fencing next to the yacht club. The in-house staff will be doing the removal, regrading and preparing, then a contractor will install the new fence for the park. The fence will be set back so there will be an area to walk on the outside of the fence.

Councilman Sandusky suggested continuing down to Church Street. Assistant Administrator Sahol said he would review it with the residents there and see if they would be interested.

Councilman Sandusky said there was a section of fencing that was damaged at Wilkie Park. Assistant Administrator Sahol said it is very unfortunate that it is ten months from when the damage occurred. One of the problems is that the township can't find anyone that has that fence in stock. He is now working with someone who will have to physically fabricate the fence replacement material. A replacement just does not exist. Mayor Wilkie said to clarify, it is the railing that was put along the river in 1988 or 1989. He questions the real need for the fence since the water is always touching the bank. When it was installed it did not seem secure. He remembers there were issues all along. It is not a quick fix. The temporary chain link has been installed. There needs to be a permanent solution as opposed to a quick fix.

Assistant Administrator said he wanted to discuss the settling of bricks in front of the stores on Broad Street. The Front Street stores had a similar problem and asked the township for help. The township made an application to the state and received some funding for improvements. Concrete was installed. On Broad Street, it has settled to the point that most of the sand has come out and the trees are not going to survive. The Shade Tree Commission is trying to figure out how to keep the trees viable in a three-foot square in between all that coverage. The commission has resigned itself to the fact that nothing will grow there. Assistant Administrator Sahol said he would like to move forward and remove the bricks and install concrete that would have stamped delineation for all of the store fronts. He would like to put planters in front of the stores. He believes the business owners would maintain them. He would like to move forward to remove the hazard if Council is in agreement. Councilman Sandusky said most people use Boyd's as their pharmacy. Sometimes there is no parking in the front and he has to park in the back lot. The lot is pretty bad; he inquired

Florence Township Council Regular Session 6/13/18

if there is any relief or help that could be provided. Mayor Wilkie said he is not sure what the process would be and the ownership is a question. The township owns beyond the lot but not the paved area. Councilman Sandusky said sometimes the asphalt trucks don't use a full load and perhaps they could dump it in the lot. Mayor Wilkie said that probably would not be something the township could do, it is privately owned.

Administrator Brook offered to create an overview to present to Council. If it was decided that the township wanted to reach out to them, he would do that. There are multiple owners and sometimes it might not be easy for them to agree. The parking lot is in bad shape, maybe there is a way to find common ground to improve it. It really is an asset. He doesn't know how the business owners will receive it. Councilman Sandusky said he would like to assist in preparing the overview and presenting the findings to the rest of Council.

Assistant Administrator Sahol said regarding the Broad Street storefront he would like to start working with the businesses and begin creating a timeline as to how the work can be sequenced so it doesn't impact the businesses. All were in agreement.

His last topic is 2063 Bustleton Avenue, the Locker property. The demolition began on Monday and as of today everything is on the ground. The debris will be loaded and once it is gone and the site is completely cleaned the township will select what trees should remain. The area would then be cleared. The area will be maintained as a green corner. Someone asked on social media what would be on the site and he responded it would be grass. Administrator Brook asked Assistant Administrator Sahol to elaborate on the end goal for the site. Assistant Administrator Sahol said everyone knows that the site, on the corner of Cedar Lane and Bustleton Road, has a bad angle and it is a hard turn. When the township first began looking at this and the opportunity presented itself, he reached out to the county. The county had always envisioned something for that intersection, such as some type of lining with a true ninety-degree turn to improve the safety at that corner. The township was able to act and acquire the property and now the township and the county can work on the intersection. That is the direction the township hopes to take.

Township Engineer

Engineer Biegen said the township has been doing a good job catching up with some of the older roads and doing the milling and paving getting to a better level in terms of roads that are in good condition. He wanted to discuss the idea of doing more maintaining of the roads and not just doing milling and paving. Once a road is paved the township might get twenty years out of it if nothing else was done to it. What could be done is some sealing. The cracking can start occurring even after three years. From that point every seven years there should be crack treatments and microsurfacing. That is an enhanced form of maintenance.

Regarding costs, there are different types of resurfacing. A full depth reclamation, which is completely rebuilding a road, would be about fifty dollars a square yard. If no maintenance is performed that would be spent every twenty years. A partial depth mill and pave, which is what the township has been doing, has been costing sixteen dollars a square yard on the last couple of projects. Crack sealing is two dollars a linear foot. This was done last year in the Crossroads

Florence Township Council Regular Session 6/13/18

developments in the Manors and the Estates. It turned out very well. There is also a fog seal, which is the kind of thing that someone might have done in their driveway. It is a heated asphalt that is sprayed down. This is a problem for the roads because it can't be driven on for an extended period of time and it may not last as long. One good method is the microsurfacing. It is a polymer and it is only three eighths of an inch. It goes down with a paving machine. It is not heated so it is environmentally sound. It can be put down and it could be driven on within an hour and a half. It is good for roads that don't have a lot of cracks. Crack repairs would need to be done ahead of time. It helps the wearing course of the road. It can also be an aid to fix the profile of the road. It can fix ruts that are in the road. Compared to fifteen dollars a square yard for milling and paving it would be three dollars a square yard. That helps extend the service life of the pavement by about six to eight years. There are other benefits; it is restoring the contrast of the road, the aesthetics are better, there would be minimal disruption and it can be done in colder temperatures. It is a good opportunity.

Engineer Biegen said there are state contracts that the township could work with. There is a company in Hammonton that does crack sealing and microsurfacing. The engineer fees would be less for this process. There are savings in several different ways for this approach. Over a long period of time it is beneficial and cost-wise as well. There are some areas that are better candidates than others for this approach. A good example is the Crossroads developments. They are at a point where they need some maintenance but are not far enough along that they require milling and paving. It is something that could be done moving forward. Over a period of time it will save money.

Engineer Biegen said at 1042 Potts Mill Road, the community building undergoing renovations, there are two different Change Orders. He apologized for not presenting them with some sort of correspondence. They are for \$13,024.99. One was for the installation of a hot water heater and vanities for the two bathrooms, an exhaust fan and a 200-amp panel to accommodate all of this. The second Change Order is to install two floor drains per Code Review. He asked Council to consider them so the work could move forward. Mayor Wilkie asked if these items were included in the original design. Engineer Biegen said they were not. There was a Code Review that was on-going during the bidding process and these items did not come up at that time. Assistant Administrator Sahol said the point of use hot water heater is more efficient than the traditional type of water heater for the type of use the bathrooms will get. It won't be constant. The electric will have to be upgraded because of the water heaters so the 200-amp service was required. It makes sense to do the upgrade now because there will be work to be done at the site in the future. Assistant Administrator Sahol said Council could consent now and the Change Order would be on the next agenda.

It was the Motion of Sandusky to approve the change orders. There was no second. Council said they would like to see the details before they reach a consensus.

Council President Ostrander asked if Council was prepared to make a recommendation on how to proceed with the Wallace Avenue curbs and sidewalks this evening. Councilman Lovenduski said he didn't want to be responsible for the project being incomplete, his name is on the project. He

Florence Township Council Regular Session 6/13/18

understands the concerns of the residents and it isn't something that hasn't been done in the past. He is of the opinion that sidewalks and curbs be put in now and it is done. The township will do whatever it can to make it whole as far as moving the light pole and making sure drainage is not a problem, repairing the pavers. He thinks that is the route to go.

Ms. Southard asked what she would do for access to her driveway. Councilman Lovenduski said there would still be access to the driveway. She disagreed. She said Engineer Biegen told her she will have to move up four to five feet. She doesn't have the width or the length to do that. She will end up smashing into her neighbor's fence and her porch. Even if she backs in it is the same thing. She won't have access to her driveway.

She said she spoke to Engineer Biegen about the pavers and the drainage issues. Councilman Lovenduski reiterated his position. Ms. Southard said she will now have to park on the street with no lighting. Councilman Lovenduski said he understands her concerns but he thinks the township can work with her to correct them. She wanted to know how. Councilman Sandusky said he agreed also to have continuous sidewalks and curbing. Councilman Baldorossi said it has to be all be done or nothing at all. It needs to be a continuous sidewalk. Council President Ostrander said it was the consensus of the Council that the sidewalks and curbs would be continuous. Mayor Wilkie said that is the way it was designed.

Ms. Hamilton asked if the sidewalks had to be so wide. Could they be a little less wide? Engineer Biegen said the plans calls for three and a half feet. He said the absolute minimum he could go to was three feet. Councilman Lovenduski said it would be three feet plus six inches for the curb. Engineer Biegen said it is possible it could be a little on the less side. Ms. Southard said she understands the constraints because she worked for the state and there are regulations. The curbing is going to cause flooding. Engineer Biegen said he does not believe there will be issues, the pavers and the sidewalk will be tied in together correctly. She asked about a solution for the driveway. Mayor Wilkie said right now there was no answer for the driveway. He knows the cars will need to be moved up three feet six inches. Ms. Southard is afraid she will block the sidewalk and be fined. She sees cars in Roebeling blocking the sidewalks all the time. Councilman Lovenduski asked if any of them were ticketed. Ms. Southard said if she moves up she will not be able to open the doors. Councilman Lovenduski said the worst-case scenario was that she would have to park on the street. Councilman Lovenduski said he understands it is not the ideal situation. Ms. Southard said it is unsafe because she has no lighting. Councilman Lovenduski said it was his understanding the township was going to move her light/video pole. Ms. Southard said that will mean she will have even less lighting. Councilman Sandusky asked if it was possible to have a street light installed. Assistant Administrator Sahol said the township could ask for a street light. Council is going to look into getting a street light installed near her property.

New Business

None at this time.

Board of Health

A. Reports received May 29, 2018

Florence Township Council Regular Session 6/13/18

It was the Motion by Sandusky, seconded Lovenduski to receive and file the reports. All ayes.

Public Comments: Open to the Public

Council President Ostrander opened the meeting to the public.

Joe Csik, 45 East Fifth Street, said he heard some Council members suggesting this evening the township pave the lot behind the Broad Street stores. Councilman Sandusky said it wasn't some members; he was the only one who brought it up. Mr. Csik asked who owned the lot. Councilman Sandusky said the business owners do. Part of it in the back belongs to the township. Mr. Csik said he thinks the property owners should be responsible for the paving. He doesn't think the township should pay for it. Each business owner should pay their own share. He believes the businesses make enough to cover it. Councilman Sandusky said the township likes to help local business owners when it can. Mr. Csik requested a private meeting with Mayor Wilkie. Mayor Wilkie said he would be glad to meet with Mr. Csik immediately after the meeting.

It was the Motion of Sandusky, seconded by Lovenduski to close the public comments. All ayes.

ADJOURNMENT

9:32 PM MOTION of Lovenduski; seconded by Baldorossi to adjourn. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/aek